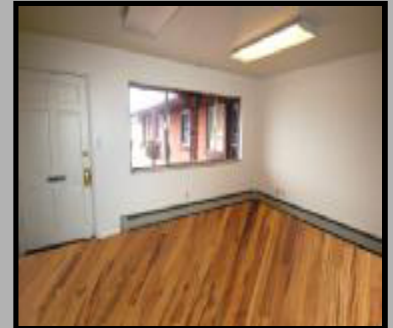




RETAIL/DENTIST/OFFICE SPACE FOR LEASE
3785 Kipling St. Unit 3, Wheat Ridge, CO 80033



www.RealEstateInvestmentsForYou.com

This suite will be a great space for a small retail business or an executive office. Landlord is willing to make this space anything your heart desires. It is approximately 400 Square Feet and has an adjacent vacant unit with 800 square feet that can be combined for approximately 1,200 square feet if needed. Asking price is \$14.95 Modified Gross. Tenant pays Electricity only. Property is located on the SW Corner of 38th & Kipling next to Starbucks. Traffic count on Kipling North of 38th is 39,400 vehicles daily (CDOT2008). There is a large Sign on Kipling Street for maximum exposure. The site is .26 acres and has 8 parking spaces. It has a Large Reception Area (16'X11'), Office (12'X11'), hallway/copier/storage area (4'7"X6'4") and a bathroom (5'4"X4'). All Measurements are approximate. There are two window/wall A/C units. The pictures above are sample flooring, currently there is no flooring so you would have the opportunity to pick out what flooring you want. This space has Starbucks on one side and Family Thrift Centers on the other side. It's located across from Wheat Ridge's popular Apple Ridge Café and also Circle K/Shell Gas Station. It has 5 Units total in the building. Two of those units are leased by a Hair Salon and the third unit is leased by a dentist. Jefferson County C-1 Zoning. Fantastic responsive Landlord which makes all the difference in the world! For more information and a private showing contact one of the Brokers listed or visit our website. We are ready to get your business up and running and making money!



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The information in this brochure is deemed reliable but not guaranteed. Tenant is responsible for verifying all information.